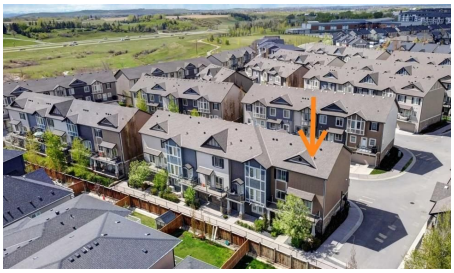
# 444 Legacy Point SE

Calgary | Active | MLS® A2343493

**$489,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| 3 | 3 | 2016 | 1,919.95 sq. ft. |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

LARGEST FLOORPLAN | END UNIT | DOUBLE GARAGE | CENTRAL AIR | NEWER MECHANICAL | SPACE, STYLE AND A STANDOUT LEGACY LOCATION. Set within one of Legacy's most desirable estate-area pockets, this exceptionally spacious END-UNIT townhome offers nearly 1,900 SQ FT of living space, a DOUBLE ATTACHED GARAGE and THREE SEPARATE OUTDOOR AREAS - with the added privacy of having just one adjoining neighbor.

As the largest floorplan in the project, the difference is immediately noticeable. Oversized principal rooms provide space for full-sized furniture, entertaining, working from home and everyday life without compromise.

The entry level adds another terrific advantage: a versatile flex room with its own exterior door providing direct street access. Whether used as a home office, studio, hobby space or quiet retreat, it offers separation from the main living areas and is particularly well suited to anyone who works from home.

Upstairs, the bright and open main living level features a beautifully appointed kitchen with upgraded cabinetry, quality finishes and generous prep space, flowing naturally into the living and dining areas. And this is a dining room you can actually dine in - with room for a table for six, a hutch or additional storage, and plenty of space to gather with family and friends.

Large windows fill the home with natural light, while two decks off the main living level extend your living space outdoors. Add the private ground-level patio and you have three distinct outdoor areas for morning coffee, summer dinners or simply finding a quiet spot in the sun.

The upper level features spacious bedrooms, including a comfortable primary retreat, along with the convenience of laundry on the bedroom level. The double attached garage provides secure parking, additional storage and everyday convenience.

Located close to Legacy's extensive pathway system, parks, shopping and community amenities, with excellent access throughout south Calgary, this is an outstanding option for buyers wanting the space and comfort of a larger home with the convenience of townhome living.

Flexible possession provides additional breathing room for buyers who may have a home to sell.

If you've been waiting for townhome living that doesn't feel like a compromise, this one deserves a closer look.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2343493 |
| **Bedrooms** | 3 |

| | |
|---|---|
| **Bathrooms** | 3 |
| **Year Built** | 2016 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Row/Townhouse |
| **Condo Type:** | Bare Land Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 3 (or more) Storey |
| **Total Living Area:** | 1,919.95 sq. ft. |
| **Main Level Finished Area:** | 353.06 sq. ft. |
| **Condo Fee:** | $411.64 |
| **Condo Fee Includes:** | Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash |
| **HOA Fee Frequency:** | Annually |
| **Lot Area:** | 50 sq. ft. |
| **Lot Frontage:** | 15'3½" |
| **Front Exposure:** | North |
| **Entry Level:** | 1 |
| **Levels:** | Three Or More |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2016 (Age: 10) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |

| | |
|---|---|
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 1611559 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Siding |
| **Structure Type:** | Five Plus |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Vinyl Plank |
| **Cooling:** | Central Air |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Insulated |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Upper Level |
| **HOA Fee:** | $40.00 |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Z-name Not Listed |

| | |
|---|---|
| **Community:** | Legacy |
| **Amenities:** | Snow Removal, Visitor Parking |
| **Appliances:** | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | home theatre system in lower family room |
| **Restrictions:** | Utility Right Of Way |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Flex Space · 19'8" × 9'2" · |
| **2nd Floor** | Dining Room · 10'3" × 7'3" · |
| **2nd Floor** | Kitchen · 16'7" × 14'8" · |
| **2nd Floor** | Living Room · 16'11" × 14'11" · |
| **3rd Floor** | Bedroom · 13'1" × 11'5" · |
| **3rd Floor** | Bedroom · 12'5" × 10'4" · |
| **3rd Floor** | Bedroom - Primary · 13'1" × 10'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s) |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Deck, Patio |
| **Lot Features:** | Landscaped |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | M-1 |
| **Listed Date:** | Sep 08, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/444-legacy-point-se-calgary-a2343493/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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